

PUBLIC HEARING

The **LOUDOUN COUNTY BOARD OF SUPERVISORS** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia at **5:00 p.m. on Monday, May 10, 2010** in order to consider:

JOINT PUBLIC HEARING FOR PROPOSED FY2011-FY2016 SECONDARY ROAD SIX-YEAR PLAN AND FY2011 CONSTRUCTION IMPROVEMENT BUDGET PRIORITY LIST

In accordance with Section 33.1-70.01 of the Code of Virginia, the BOARD OF SUPERVISORS OF LOUDOUN COUNTY and the VIRGINIA DEPARTMENT OF TRANSPORTATION will jointly hold a **combined PUBLIC HEARING** on **Monday, May 10, 2010 at 5:00 p.m.** in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia to consider adoption of the FY2011-FY2016 Secondary Road Six-Year Plan and the FY2011 Construction Improvement Budget Priority List developed for the secondary roads in Loudoun County. Citizens are invited to be present and express their views regarding the improvement of the roads in the secondary system of highways in Loudoun County. VDOT ensures nondiscrimination in all programs and activities in accordance with Title VI of the Civil Rights Act of 1964.

Full and complete copies of the list of highway improvement projects in the proposed Six-Year Plan, and the proposed annual Construction Improvement Budget Priority List, taken from the Six-Year Plan, are available for public inspection at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia from 9:00 a.m. to 4:30 p.m. Monday through Friday, or call (703) 777-0200 and at the Virginia Department of Transportation Residency Office, 41 Lawson Road, S.E., Leesburg, Virginia from 8:15 a.m. to 5:00 p.m. Monday through Friday, or call (703) 737-2000.

BY ORDER OF:

Scott K. York
Chairman
Loudoun County Board of Supervisors

Stephen A. Tyrrell
Transportation Engineer Senior
Virginia Department of Transportation

ZMOD 2008-0017
BELMONT EXECUTIVE CENTER COMPREHENSIVE SIGN PLAN
(Zoning Ordinance Modification)

Belmont Land, L.P., Toll Land XV Limited Partnership, and Episcopal Church on Belmont, all of Ashburn, Virginia, have submitted an application for a special exception to modify the applicable provisions of Section 5-1204 of the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted number, size, height, location, and illumination of signs. The property is being developed pursuant to ZMAP 1996-0003/ZCPA-1996-0002/SPEX-1996-0005, Belmont, and ZMAP 1997-0009 & SPEX 1997-0017, Belmont Executive Center, in the PD-CC-CC (Planned Development-Commercial Center-Community Center), PD-OP (Planned Development-Office Park), and PD-H4 (Planned Development-Housing) zoning districts. The property is also located partially within the FOD (Flood-plain Overlay District) and partially within the QN (Quarry Notification) Overlay District-Luck Note Area. The modification to the sign regulations applicable to a Planned Development District is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The subject property is approximately 432 acres in size and is located on the south side of Harry Byrd Highway (Route 7), on the east side and east of Belmont Ridge Road (Route 659), on the west side and west of Ashburn (Route 641), and along Russell Branch Parkway (Route 1061) in the Broad Run Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ADDRESS	ZONING	ACRES
/62/M10//LBPP/	083-17-8172	43900 Russell Branch Parkway, Ashburn, Virginia	PD-OP	4.02
/62////////22/	083-37-1744	43600 Russell Branch Parkway, Ashburn, Virginia	PD-OP	8.26
/62/M10//LBOO1	083-17-2087	not assigned	PD-CC-CC	17.97
/62////////16/	083-37-8701	not assigned	PD-OP	26.87
/62////////23/	083-27-1064	19775, 19785, 19795, and 19805 Belmont Executive Plaza, Ashburn, Virginia; and 43555 Russell Branch Parkway, Ashburn, Virginia	PD-OP	30.87
/62////////24/	083-35-9224	19609, 19661, and 19673 Belmont Manor Lane, Ashburn, Virginia; 20071 Medalist Drive, Ashburn, Virginia; 43305 and 43750 Tournament Parkway, Ashburn, Virginia; 19508 Belmont Ridge Road, Ashburn, Virginia; and 43170 Gloucester Parkway, Ashburn, Virginia	PD-H4, PD-OP	343.87

The property is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Retail Policy Plan which designate this area for Residential and Keynote Employment uses, and recommend residential development at densities up to 4 dwelling units per acre and nonresidential development at a Floor Area Ratio (FAR) up to 1.0.

**SPEX 2009-0011, SPEX 2009-0029 & CMPT 2009-0002
POTOMAC RADIO**

(Special Exceptions & Commission Permit)

Potomac Radio, LLC, of Falls Church, Virginia has submitted an application for a Special Exception and Commission approval to permit a public utility (AM radio transmitter) within the FOD (Floodplain Overlay District-Major Floodplain) and PD-IP (Planned Development-Industrial Park) zoning districts. This application is subject to the 1972 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 740.7, may be permitted by the Board of Supervisors by special exception pursuant to Section 722.3.2, and requires a Commission Permit in accordance with Section 905. The property is also located within the Route 28 Taxing District, and located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The area of the proposed special exception is an approximately 7.5 acre portion of a 340.66 acre parcel, which is known as the Loudoun Water Campus and contains the Broad Run Water Reclamation Facility, that is located in the northeast quadrant of the planned intersection of Loudoun County Parkway (Route 607) and Gloucester Parkway (Route 2150), on the southwest side of Broad Run, at 20914, 44771, 44865, 44954, 44955, 44960, 44961, 44966, 44967, 45008, 45018, 45024, 45030, 45036, 45037, 45042, 45048, 45054, 45077, and 45080 Loudoun Water Way, Ashburn, Virginia in the Broad Run Election District. The property is more particularly described as Tax Map Number /80///4///A2/ (PIN# 041-37-4022). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Dulles North Area Management Plan, and the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan) which designate this area for Keynote Employment uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

SPEX 2009-0030 & CMPT 2009-0009
CWS EXIT 5 – BROADLANDS BOULEVARD

(Special Exception & Commission Permit)

Community Wireless Structures, LLC of Arlington, Virginia, has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of a 150-foot monopole with an additional 5-foot lightning rod, and associated equipment shelters, on a portion of the property owned by Toll Road Investors Partnership II LP. The entire subject

con’t

property is located in the following zoning districts: AR-1 (Agricultural Rural-1), JLMA-20 (Joint Land Management Area-20), PD-GI (Planned Development-General Industry), PD-H3 (Planned Development-Housing), PD-H4 (Planned Development-Housing), PD-IP (Planned Development-Industrial Park), PD-OP (Planned Development-Office Park), PD-TRC (Planned Development-Transit Related Center), R-1 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), Town (Town of Leesburg), and TR-10 (Transitional Residential-10). Portions of the property are located within: the Route 28 Taxing District; the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, between the Ldn 60-65, and within the Ldn 65 or higher aircraft noise contours; the FOD (Floodplain Overlay District); and the QN (Quarry Notification) Overlay District-Loudoun Note Area. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 5-618(B)(2) and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101.

The Toll Road property totals approximately 430.9 acres in size and is located within a right-of-way extending from the U.S. Route 7/15 Bypass in the Town of Leesburg to the Loudoun County boundary with Fairfax County, in the Catoctin and Dulles Election Districts. The property is located at, and described as, the following:

STREET ADDRESS	TAX MAP NUMBER	PIN #
21881, 21885 Ashburn Village Boulevard, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
20777, 20781, 20835 Belmont Ridge Road, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
21161, 21251 Claiborne Parkway, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
22333 Loudoun County Parkway, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
21925 Mooreview Parkway, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
22317, 22319 Shellhorn Road, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
41620, 41631, 41660 Shreve Mill Road, Leesburg, Virginia 20175	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002

The areas through which the property extends are governed by the policies of the Revised General Plan (Town, Rural, Joint Land Management, Transition, and Suburban Policy Areas (Ashburn and Dulles Communities)), the Revised Countywide Transportation Plan, and the Strategic Land Use Plan for Telecommunications Facilities, which designate these areas for residential, rural economy, business, Keynote Employment, and industrial uses.

The specific area subject to this special exception and Commission approval request is the southeast quadrant of the Exit 5 interchange of the Dulles Greenway (Route 267) and Claiborne Parkway (Route 901), located north of Broadlands Boulevard (Route 2363), and south of Ashburn Farm Parkway (Route 900), in the Dulles Election District. This specific area is zoned PD-H3 (Planned Development-Housing), and is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for Business uses.

CMPT 2007-0011, SPEX 2007-0009
T MOBILE BEAUMEADE
(Commission Permit & Special Exception)

T-Mobile – Northeast, LLC of Beltsville, Maryland has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of a 130-foot monopole with an additional 8-foot lightning rod, and associated equipment shelters, in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours, and within the Route 28 Taxing District. This application is subject to the 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under both Section 4-504(P), subject to the Additional Regulations set forth in Section 5-618(B)(2), and Section 5-618(B)(2), and requires a Commission Permit in accordance with Section 5-618(B)(3) and 6-1101. The area of the proposed special exception is an approximately 11,650 square foot portion of a 7.6 acre parcel located on the south side of Smith Switch Road (Route 607), on the north side of the W&OD Trail, approximately 0.1 miles southwestward of Gloucester Parkway (Route 2150) at 21260 Smith Switch Road, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80//13/////C/ (PIN# 060-30-2345). The area is governed by the policies of the Revised General Plan, (Suburban Policy Area (Ashburn Community)), the Revised Countywide Transportation Plan, and the Strategic Land Use Plan for Telecommunications Facilities which designate this area for Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

ZCPA 2009-0010
TOWNES OF EAST GATE PROFFER AMENDMENT
(Zoning Concept Plan Amendment)

Pulte Home Corporation of Fairfax, Virginia has submitted an application to amend the proffers approved with ZMAP 2002-0022, Townes of East Gate, in order to permit an equivalent cash contribution in lieu of constructing proffered turn lanes and traffic signal improvements at the intersection of John Mosby Highway (Route 50) and Poland Road (Route 742) with no resulting change in the project’s density in the PD-H6 (Planned Development-Housing) zoning district. The property is located partially within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher and between the Ldn 60-65 aircraft noise contours, and partially within the QN (Quarry Notification Overlay District-Chantilly Crush Stone Note Area). This application is subject to the Revised 1993 Zoning Ordinance. The property is approximately 59.1 acres in size and is located on the east side of Poland Road (Route 742), south of John Mosby Highway (Route 50), and along both sides of Tall Cedars Parkway (Route 2200), in the Dulles Election District. The property is more particularly described as Tax Map Number 107////////40/ (PIN# 128-10-4864). The area is governed by the policies of the Revised General Plan which designate the southern portion of the property as Residential and recommend residential development at a density up to 4 dwelling units per acre, and designate the northern portion of the property as Business Community and recommend a mix of residential and commercial development with a residential density up to 16 dwelling units per acre.

ZRTD 2009-0003
STEEPLECHASE SPORTSPLEX
(Zoning Route 28 Tax District)

Steeplechase Sportsplex, LLC of Silver Spring, Maryland has submitted an application to rezone approximately 13.98 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972

con’t

Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance. The property is located within the Route 28 Taxing District. The property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). The property is approximately 13.98 acres in size and is located on the south side of Atlantic Boulevard (Route 1902), east of Sully Road (Route 28), at 21610 Atlantic Boulevard, Sterling, Virginia, in the Potomac Election District. The property is more particularly described as Tax Map Number /80//20/////12/ (PIN# 031-46-0125). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), which designate this area for Keynote Employment development and recommend a Floor Area Ratio (FAR) up to 1.0.

SPEX 2010-0005
HAMILTON WELL 14, STONE EDEN PROPERTY
(Special Exception)

The Town of Hamilton, Virginia has submitted an application for a special exception to permit a Town water supply well, control building, and emergency electric generator for local governmental purposes in the JLMA-3 (Joint Land Management Area-3) and A-3 (Agricultural Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1203 of Section 2-1203 and under Section 2-403(Y). The modification of buffer and screening regulations applicable to the proposed special exception use is authorized under Section 5-1403(C), pursuant to which the applicant requests a modification of Table 5-1414(A) of Section 5-1414(A), which requires a Type 2 Buffer Yard where a Municipal and Governmental Building and Structure is adjacent to a single family attached dwelling, to eliminate the Buffer Yard requirement. The property is approximately 1.3 acres in size and is located at the terminus of Stone Eden Drive, and north of Sands Road (Route 709), at 38146 Stone Eden Drive, Hamilton, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /45//37//WELL/ (PIN# 454-20-8349). The area is governed by the policies of the Revised General Plan (Rural-JLMA Policy Area and Rural Policy Area) and the Comprehensive Plan for the Town of Hamilton and JLMA, which designate this area as Joint Land Management Area for the Town of Hamilton and which recommend a residential density of up to 1 dwelling unit per 3 acres.

SPMI 2009-0012
OAK HILL ESTATES
(Minor Special Exception)

Three Flags Associates, LLC of Leesburg, Virginia, has submitted an application for a Minor Special Exception to modify the additional regulations of Section 5-613 of the Revised 1993 Zoning Ordinance regarding Accessory Apartments and Dwelling Units to permit an accessory dwelling unit exceeding 2,500 square feet in gross floor area in the AR-1 (Agricultural Rural-1) zoning district. The property is adjacent to the New Lucketts Agricultural and Forestal District. The proposed use is listed as a Permitted use under Table 2-102 of Section 2-102 of the Ordinance, subject to the Additional Regulations set forth in Section 5-613. The modification of the Additional Regulations applicable to the proposed use is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses, pursuant to which the applicant requests a modification of Section 5-613(A) which requires that no such accessory dwelling unit shall exceed 2,500 square feet in gross floor area. The subject property is approximately 106.36 acres in size and is located south of Spinks Ferry Road (Route 657), east of Limestone School Road (Route 661), and north of Hibler Road (Route 656), at 43445 Spinks Ferry Road, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /31/////////1/ (PIN# 105-40-4600). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)) which designate this area for rural economy uses and limited residential development and recommend a base density of 1 dwelling unit per 20 acres.

SPEX 2007-0021
STONESPRING MEDICAL CENTER
(Special Exception)

Highway 50 Real Estate, LLC, (c/o HCA, Inc.) of Nashville, Tennessee, has submitted an application for a special exception to permit a hospital and outpatient medical care facility in the PD-OP (Planned Development-Office Park) zoning district. The property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 and within the Ldn 65 or higher aircraft noise contours, and is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed hospital use is listed as a Special Exception use under Section 4-304(B), subject to the Additional Regulations set forth in Section 5-610, and the proposed medical care facility, outpatient only use is listed as a Special Exception use under Section 4-304(E). The modification of buffer and screening regulations applicable to the proposed special exception uses is authorized under Section 5-1403(C), pursuant to which the applicant also requests a modification of Section 5-1407(A), which requires buffer yards to be located along the perimeter of a lot or parcel; of Section 5-1414(B)(1)(d)(i), which requires plants to be located within the first 50 feet of the required 100-foot Buffer Yard immediately adjacent to the right of way of Route 50; and Table 5-1414(A) of Section 5-1414(A), which requires a Type 2 Buffer Yard where a hospital or medical care facility is adjacent to a single family attached dwelling, to permit the landscape buffer as shown the Special Exception Plat. The area of the proposed special exceptions is an approximately 23.22 acre portion of a 42.07 acre parcel that is located on the north side of John Mosby Highway (Route 50) and along both sides of Gum Spring Road (Route 659), at 24597 Gum Spring Road, Sterling, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 100/////////65A (PIN# 204-48-7841). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007), which designate this area as Business Community and recommend a Floor Area Ratio (FAR) up to 1.0 and a residential density up to 14 dwelling units per acre. The Countywide Health Care Facilities Policies recommend, concerning the location of health care facilities, the consideration of several criteria such as the area, population, topography, highway facilities, availability of services to be provided by the project in the vicinity, geographic, socioeconomic, cultural, and transportation characteristics of the area to be served, barriers to access to care, compatibility with other uses in the vicinity, and availability of sufficient acreage to permit development and future expansion on the site as well as potential adverse impact of future expansion upon existing or planned neighborhoods adjacent to the areas of potential expansion.

ZMAP 2008-0021
KINCORA VILLAGE CENTER
(Zoning Map Amendment Petition)

NA Dulles Real Estate Investor LLC of Great Falls, Virginia has submitted an application to rezone approximately 336.64 acres of land from the PD-IP (Planned Development-Industrial Park) under the 1972 Zoning Ordinance to the PD-MUB (Planned Development-Mixed Use Business District) zoning district under the Revised 1993 Zoning Ordinance in order to develop up to 2,722,200 square feet of office, 393,825 square feet of commercial, 475,000 square feet of hotel, and 1,544,000 square feet of residential (1,400 multi-family units) at an overall Floor Area Ratio (FAR) of 0.80, with an overall residential density of approximately 9.3 units per acre. The subject property is located within the Route 28 Taxing District. The subject property is also located partially within the FOD (Floodplain Overlay District) and partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The applicant is also requesting modifications of the Zoning Ordinance (ZO) sections as follows:

ZO §4-1356(B)(1) Front Yard.	To increase the maximum front yard for Land Bays B, F, J and N from 30 feet, or 50 feet where a court yard, plaza, terrace, or other common gathering space that is a minimum of 300 square feet is provided adjacent to the front property line, to 150 feet, and for Land Bay Q to 620 feet.
ZO §4-1356(B)(3) Rear Yard.	To reduce the minimum rear yard from 5 feet to 0 feet.
ZO §4-1356(C) Building Height.	To increase the maximum building height from 75 feet to 160 feet.
ZO §4-1358(B)(2) Buffering and Screening. <ul style="list-style-type: none">5-1413(C)(1)(a) Peripheral Parking Lot Landscaping, Where the property line abuts land other than street right-of way.5-1413(C)(2)(a) Peripheral Parking Lot Landscaping, Where the property line abuts the street right-of-way.	<div>To reduce the landscape strip located between any parking lot and the abutting property lines from 10 feet to 6 feet in width, to permit a 10-foot area that would comprise a 4-foot wide planting strip and a 6-foot wide planting/pedestrian zone (containing street trees) to be separated by a sidewalk.</div> <div>To reduce the landscape strip located between any parking lot and right-of-way line from 10 feet to 6 feet in width, to permit a 10-foot area that would comprise a 4-foot wide planting strip and a 6-foot wide planting/pedestrian zone (containing street trees) to be separated by a sidewalk.</div>

con't	
ZO §4-1358(C) Street Trees.	To reduce the planting density calculation from 1 tree per 25 linear feet along all areas dedicated for use for vehicular access to 1 tree per 44 linear feet where on-street parking is provided, and to 1 tree per 35 linear feet where on-street parking is not provided.
ZO § 4-1359(D)(2) Private Streets.	To permit private streets if residential uses are located within 1,200 feet of principal business uses without 75% of the structures being multi-story mixed use structures.
LSDO §1245.01(2) Lots and Building Areas.	To permit lots to front on private streets.
FSM § Section 4.310(C) General Design Requirements.	To reduce the minimum permitted road jog center line offset for Category private roadways from 225 feet to 90 feet.
FSM § Section 4.310(G) General Design Requirements.	To reduce the minimum length between curb returns and/or curb cuts on roadways intersecting with a public or Category A private roadway from 50 feet to 0 feet.
FSM §4.330(B)(2) Category A Roadways, Roadway Cross Section Easement Limit, Curb and Gutter.	To reduce the minimum width of the access easement within which a private roadway is located from 6 feet behind the face of curb to 0.5 feet behind the face of curb.
FSM § 4.330(B)(3) Private Roadway Standards, Table I. <ul style="list-style-type: none">• Minimum Curve Radius.• Minimum Vertical Curve Design• Minimum Stopping Sight Distance	<p>To reduce the minimum curve radii of Category A1, A2, A3, A4, and A5 roadways from 110, 165, 165, 338, and 478 feet, respectively, to 50 feet.</p> <p>To reduce the minimum vertical curve design speeds for Category A2, A3, A4, and A5 roadways from 25, 25, 30, and 35 miles per hour (mph), respectively, to 20 mph.</p> <p>To reduce the minimum stopping sight distances for Category A1, A2, A3, A4, and A5 roadways from 150, 150, 150, 200, and 275 feet, respectively, to 100 feet.</p>

The subject property comprises three (3) parcels that are located in the southwest quadrant of the Harry Byrd Highway (Route 7) and Sully Road (Route 28) interchange, on the west side of the Sully Road, Gloucester Parkway (Route 2150), and Nokes Boulevard (Route 1793) interchange, north of West Severn Way (Route 1748), at 21391 Pacific Boulevard, Sterling, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Numbers /80///1/////3/ (PIN# 041-29-8238), /80//27/////1/ (PIN# 042-29-6582), and /80//27/////2/ (PIN# 042-49-0209). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), the Countywide Retail Policy Plan Amendment, and the Revised Countywide Transportation Plan, which designate this area for Keynote Employment uses at a Floor Area Ratio (FAR) of 0.40 to 1.0 and a portion of the property for Destination Retail uses.

Unless otherwise noted in the above notices, full and complete copies of the above referenced amendments, applications, ordinances, and/or plans, and related documents may be examined in hard copy in the Loudoun County Department of Building and Development, County Government Center, 2nd Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday or call (703) 777 0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications.

All members of the public will be heard as to their views pertinent to these matters. Citizens are encouraged to call in advance to sign up to speak at the public hearing. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on April 29, 2010 and no later than 12:00 p.m. on May 10, 2010. If you wish to sign-up in advance, call the Clerk to the Board of Supervisors at (703) 771-5072 or (703)777-0200. Citizens will also have the option to sign-up at the public hearing.

Hearing assistance is available for meetings in the Board of Supervisor’s Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact County Administration at 703-777-0200. Three days notice is requested. FM Assistive Listening System is available at the meetings.

BY ORDER OF:

SCOTT YORK, CHAIRMAN
LOUDOUN COUNTY BOARD OF SUPERVISORS